



**CITY OF SUNNYVALE  
REPORT  
Heritage Preservation Commission**

**October 5, 2005**

---

**SUBJECT:**           **2005-0799** – Mildred Citraro (Applicant/Owner): Application on a 25,000 square foot site located at **1029 Ranere Court** (near Peekskill Drive) in an R-0 (Low-Density Residential) Zoning District. (APN: 201-03-041)

Motion               **Resource Allocation Permit** to consider the potential historic significance of a single family home and accessory building which are listed as part of the Sunnyvale Heritage Resources Inventory.

**REPORT IN BRIEF**

**Existing Site Conditions**           Single-family home and accessory building

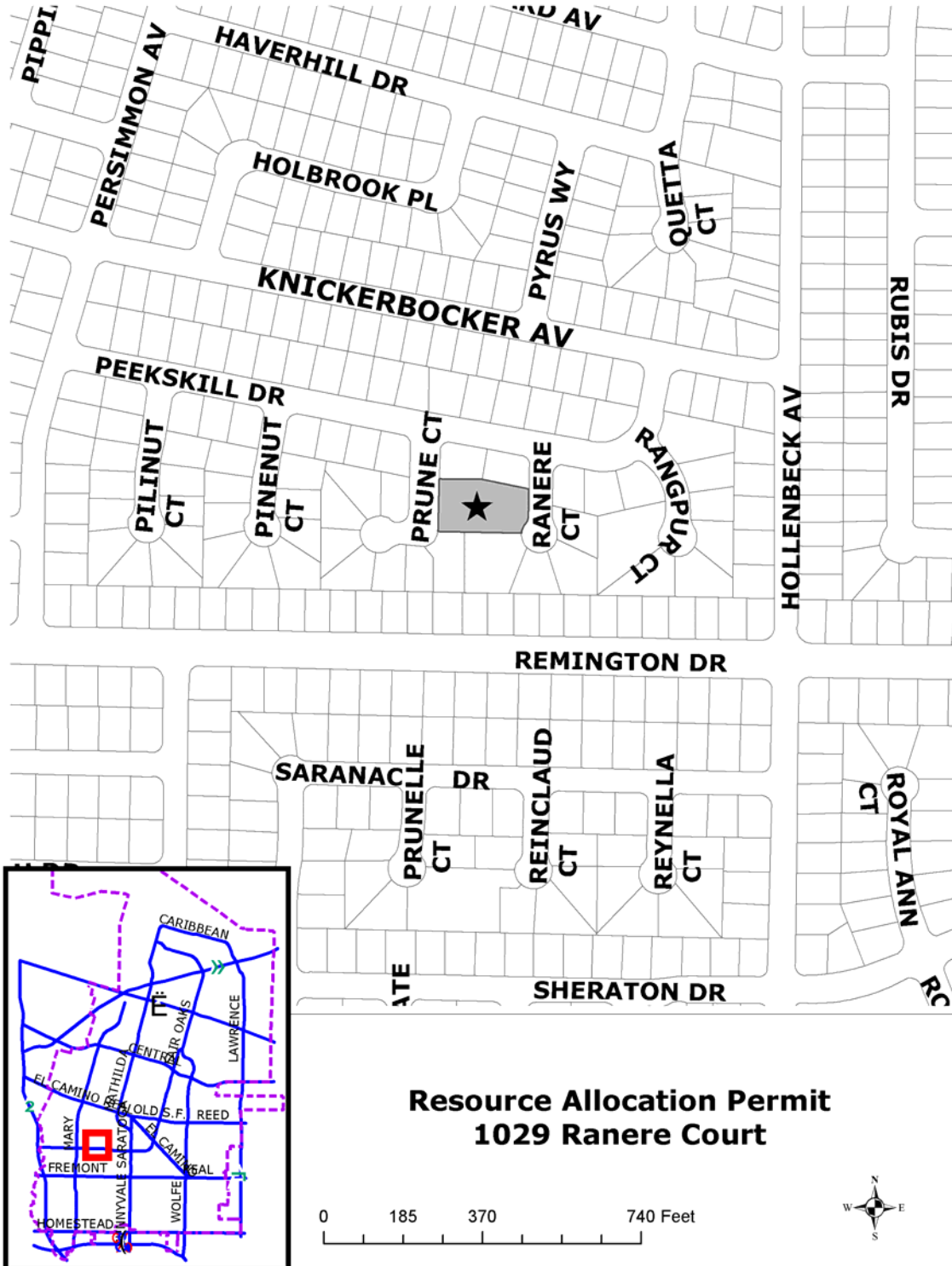
**Surrounding Land Uses**

North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential

**Issues**                               Historic Significance of the single-family home and accessory building

**Environmental Status**           Environmental review will be conducted as required by California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.

**Staff Recommendation**           Determine that the single-family residence has historic significance and the accessory building does not historic significance.



## **ANALYSIS**

---

The applicant is requesting a determination from the Heritage Preservation Commission in regards to the local historical significance of the subject property. Staff is requesting a determination from the Heritage Preservation Commission regarding the local historical significance of the home and associated accessory building in order to conduct appropriate environmental review.

### **Background**

**Previous Actions on the Site:** The site does not have any planning actions on record, with the only actions being various building permits from the 1960's and one from the 1980's.

The Sunnyvale Municipal Code contains requirements for any project that proposes construction, demolition, relocation or material changes to historic resources. The property is listed as part of the Sunnyvale Heritage Resource Inventory.

A historic evaluation was prepared by Archives & Architecture Heritage Resource Partners in July 2005 (Attachment A). The report concluded that the single-family home did meet the requirements for being historically significant according to Sunnyvale criteria. It also concluded that the rear accessory building did not meet the requirements, nor was it a contributor to the historic significance of the property.

### **Environmental Review**

Under the California Environmental Quality Act (CEQA), any application that may cause a substantial adverse change to a Heritage resource is subject to environmental review. Since the application proposes to demolish the existing structures, there would be substantial and potentially adverse change if the structures are considered historic. CEQA statute states the following:

***“§ 21084.1, Historical Resource:*** A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. For purposes of this section, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5050.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section

*5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.”*

Generally when projects such as this are reviewed by local agencies, a historical and architectural evaluation is requested which determines the historical significance of the structure at the National, State, and local levels. This report is used as “the preponderance of evidence” as stated in the statute. In this case, the report for the residence at 1029 Ranere Court determined that the single-family home is eligible to be listed on the National and State registries of historic resources. The report also concludes that the single-family home is eligible to be listed on the City’s Historic Resources Inventory. The report also concluded that the accessory building on the property is not eligible for listing on the National or State registries of historic resources, nor is it eligible for listing on the City’s Historic Resource Inventory.

### **Required HPC Determination**

At this hearing, staff is requesting a determination from the Heritage Preservation Commission regarding the local significance of the project site so that the appropriate level of environmental review can be conducted for this project. If the Commission determines that the structures have local historic significance, then an Environmental Impact Report (EIR) would be required to be prepared. If the Commission determines that the structures do not have local historic significance, a Negative Declaration would be prepared and the proposed project would proceed forward to the Planning Commission.

An EIR would require approximately 6 months additional time to complete. The EIR would explore alternatives to the demolition of the structure and require greater public notice regarding the potential impact to the property. The intent of the report is to provide information regarding the residence and disclose all impacts that the project demolition and construction of new structures may create.

**Historic Preservation Policies**

In order to determine any local historic significance, Heritage Commissioners should draw from four sources of information. The first source is the City's Heritage Resource Inventory which states the significance of the property is in part due to its original ownership by the Caviglia family, which had a cherry orchard at the site dating back to 1913 (Attachment B).

The second source of information is the historic and architectural evaluation provided by Archives & Architecture Heritage Resource Partners in Attachment A. The report identifies facts about the home and provides criteria that may qualify it for local significance. The report states the following:

*"The house would appear to qualify for both the National Register under Criterion C and California Register under Criterion (3) based upon its distinctive architectural design, a distinguished example of Depression era residential architecture that was specifically adapted to a rural agricultural setting..."*

*The ancillary building does not contain the same distinction as the main house, and was constructed outside the significant period of use of the property. It does not contribute to the significance of the house architecturally and would therefore not qualify for the National or California Registers..."*

The third source to consider is the Images Sunnyvale's Historical Resources, prepared by the California History Center, published by the City of Sunnyvale in 1988. This book provides information and a picture about the site and the significance of the property. The book makes note of the Caviglia family and discusses the architectural features on the home including the use of iron grilles, balconies, and an elaborate tile roof chimney top (Attachment C).

The fourth resource to use in making a decision is the City's Municipal Code, Title 19 (Zoning Ordinance) which provides the criteria for nomination of a City Heritage resource. Criteria for evaluation and nomination of heritage resources in Section 19.96.050 of Title 19 state the following:

*"Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:*

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;*
- (b) It is identified with persons or events significant in local, state, or national history;*
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) It is representative of the work of a notable builder, designer, or architect;*
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;*
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;*
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;*
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;*
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;*
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.*
- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;*
- (m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter. (Ord. 2623-99 § 1 (part); prior zoning code § 19.80.060)."*

---

**Fiscal Impact**

---

No fiscal impacts other than normal fees and taxes are expected.

---

**Conclusion**

---

Staff has reviewed all four sources of information and has concluded that the single-family home is eligible to be listed as an individual Heritage Resource and possible National and State Registers, while the accessory building would not be eligible. Staff believes that the single-family home qualifies under Section 19.96.050(a), (c) and (i) of the Sunnyvale Municipal Code (criteria for evaluation and nomination). Staff recommends that the Heritage Preservation Commission determine that the single-family home has historical significance, while the accessory building does not. In order to review demolition of the primary home on the property an Environmental Impact Report would be required as well as subsequent public review and hearings. Staff recommends that demolition of the accessory structure can occur as well as subdivision of the property, leaving the primary single family home.

---

**Alternatives**

---

1. Determine that the single family home has local historic significance and the accessory building does not have local historic significance.
2. Determine that both structures do have local historic significance.
3. Determine that both structures do not have local historic significance.

---

**Recommendation**

---

Alternative 1.

Prepared by:

Troy Fujimoto  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Attachments:

- A. Historic and Architectural Evaluation
- B. Cultural Resource Inventory – 1029 Ranere Court
- C. Images of Sunnyvale Cultural Resources